

Caroline J. Newing
to
Mary W. Wheeler

Warranty Deed.

From the Office of

SOLD BY
M. R. WARREN, LAW STATIONER,
No. 21 MILK STREET, BOSTON.

Entered according to Act of Congress, in the year 1868, by M. R. WARREN & Co.,
in the Clerk's Office of the District Court of the District of Massachusetts.

Know all men by these presents

that I, Caroline S. Merriam wife of Silas C. Merriam of the City of New York, County of New York and State of New York

in consideration of ~~the sum of~~ Eight Hundred Dollars paid by Mary W. Wheeler wife of Augustus Wheeler of the Town of Brimfield in the County of Hampden and State of Massachusetts

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said Mary W. Wheeler her heirs and assigns a certain tract of land with the buildings thereon, situated in the Town of Brimfield, County of Hampden State of Massachusetts on the Eastern side of the Highway leading from Brimfield to Brookfield, bounded and described as follows: Commencing on the road at the North West corner of the tract at the corner East 26 rods, thence South 9 rods to the Parbell Hill road, so called, thence West on said Parbell Hill road 26 rods to the aforesaid Brookfield road, thence North on said Brookfield road 17 rods 11 1/2 feet to the first named corner containing two acres more or less.

Also a certain tract of woodland situated in aforesaid Town of Brimfield, East of the center of Brimfield and bounded and described as follows: Commencing at the South West corner of a tract of good land of Michael Cassidy, thence West 21° North 8 rods corner and one half links, thence South 32° West 8 rods thence South 8° West five rods and better links, thence South 44 1/2° West six rods, thence West 17° South ten rods and seven links to the North East corner of a good land of Alfred Hitchcock, thence West up the valley thirty nine rods to stone and stone, thence East twenty four rods to the West line of aforesaid Cassidy's land at stone and stone, thence South on said Cassidy's line thirty six and one half rods to the first named corner containing five acres of land by the same more or less. Also the right to pass and repass over the lands of Augustus Wheeler, Henry Norton and the several part of George S. Chamberlain to the place heretofore used for that purpose with teams and cattle for agricultural purposes, and being the best of land conveyed to the Warrors by Augustus Wheeler by his deed recorded in Hampden Registry.

Also a certain tract of land situated in Brimfield on the North side of the Parbell Hill road, so called, and east of Brimfield and Brookfield road and described as follows: Commencing at stone and stone at a corner of land formerly owned by said Caroline about two and half rods East of a barn, thence North 32° East four 5/8 rods, thence South 58° East forty eight rods to the Parbell Hill road aforesaid thence on said road South 80 1/2° West ten rods, thence North 87 1/2° West thirteen rods thence North 85° West ten rods, thence South 89 3/4° West thirteen rods, all the four last named corners & distances are on said road thence North 47 1/2° East twenty rods, thence North 57 1/2° West fourteen 5/8 rods to the first named corner and containing two acres and one hundred & forty seven rods of land more or less.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Mary W. Wheeler and her heirs and assigns, to their own use and behoof forever.

And I do hereby, for myself and my heirs, executors, and administrators, covenant with the said grantee and her heirs and assigns that I am lawfully seized in fee simple of the granted premises; that they are free from all incumbrances,

that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors, and administrators shall warrant and defend the same to the said grantee and her heirs and assigns forever against the lawful claims and demands of all persons.

And for the consideration aforesaid

do hereby release unto the grantee and her heirs and assigns all right of or to both dower and homestead in the granted premises.

In witness whereof I the said Caroline S. Merriam have

hereunto set my hand and seal, this Fourth day of March in the year one thousand eight hundred and seventy-eight

Signed and sealed in presence of
Chas. Ruston

Caroline S. Merriam



Commonwealth of Massachusetts.

ss. 187
above named
instrument to be free act and deed, before me—

Then personally appeared the
and acknowledged the foregoing

Justice of the Peace.

Received and entered with 187, at o'clock and minutes, M.
Deeds, libro folio

Attest:

Registrar.

State of New York
City of New York
May 2nd
-line 1
person
-going in
the of

State of New York,
City and County of New York, } ss.

I, HENRY A. GUMBLETON, Clerk of the City and County of New York, and also Clerk of the Supreme Court for the said City and County, the same being a Court of Record, DO HEREBY CERTIFY, That

Charles Ruston
has filed in the Clerk's Office of the County of New York, a certified copy of his appointment as Notary Public for the County of *Richmond* with his autograph signature, and was at the time of taking the proof or acknowledgement of the annexed instrument, duly authorized to take the same. And further, that I am well acquainted with the handwriting of such Notary, and verily believe that the signature to the said certificate of proof or acknowledgement is genuine. I further certify, that said instrument is executed and acknowledged according to the law of the State of New York.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Seal of the said Court and County, the

2nd day of *May* 1878
Henry A. Gumbleton Clerk.

State of New York
City & County of New York ss.

On the first day of
May A.D. 1878, before me personally came Caro-
line L. Steving to me known to be the same
person described in and who executed the for-
going instrument, and she acknowledged that
she executed the same.

Chas. Huston
Notary public
King County
Certificate filed in N.Y.C.



